



## **ZONING ADMINISTRATOR NOTICE OF DECISION**

**Date:** November 14, 2011  
**Applicant:** William Ballard III  
**Case No.:** DRC-11-16  
**Address:** 3995 Bonita Road (Bonita Union 76 Service Station)  
**Project Planner:** Caroline Young

Notice is hereby given that on November 14, 2011, the Zoning Administrator considered Design Review (DRC) application DRC-11-16, filed by William Ballard III ("Applicant"). The Applicant requests Design Review approval to construct a 1,728 square-foot auto repair building in addition to the existing buildings at the Bonita Union 76 Service Station. The Project is located at 3995 Bonita Road ("Project Site") and is owned by Bonita Valley Auto Care Inc. ("Property Owner"). The Project Site is zoned Central Commercial (CC), with a General Plan designation of Commercial Retail (CR). The Project is more specifically described as follows:

The Project consists of the construction of a 1,728 square-foot auto repair building in addition to the existing buildings at the Bonita Union 76 Service Station. The proposed auto repair building is located in the southwestern portion of the site behind the existing auto repair/retail building. The building will consist of additional area to repair the vehicles, which will improve their current operations. Garage doors are located in the front and side of the building to allow two access points to the building. The building will incorporate the same design features, colors, and materials as the existing building. No parking spaces will be removed as a result of the additions, therefore, the minimum required parking for the site is still being met.

Planning Staff has reviewed the proposed project for compliance with the California Environmental Quality Act and has determined that the project qualifies for a Class 3 categorical exemption pursuant to Section 15303 (c) of the State CEQA Guidelines. Thus, no further environmental review is necessary.

The proposed project is consistent with the development regulations and design guidelines of the Chula Vista Municipal Code (CVMC), Landscape Manual, and Design Manual. The Zoning Administrator, under the provisions of Section 19.14.582.G of the CVMC, has conditionally approved the project subject to the following conditions:

The Zoning Administrator, under the provisions of Section 19.14 of the Chula Vista Municipal Code, has conditionally approved said request based upon the following findings of facts as required by CVMC Section 19.14:



**That the proposed development will be consistent with the City of Chula Vista's General Plan, Title 19 of the Municipal Code, and the Chula Vista Design Manual.**

The Project is consistent with the City of Chula Vista's General Plan, Title 19 of the Municipal Code, and the Design Manual. The building will incorporate the same design features, colors, and materials as the existing building such as providing the same roof pitch and design of the garage doors. This building will allow additional repair services and overnight storage of the vehicles, which allows for additional customer and employee parking in the existing parking spaces. A new trash enclosure will be constructed to meet current code regulations.

**The design features of the proposed development are consistent with, and are a cost-effective method of satisfying, the City of Chula Vista Design Manual and Landscape Manual.**

The design features are a cost-effective method of satisfying, the City of Chula Vista Design Manual and Landscape Manual. The landscape plan proposes water efficient plants and water efficient irrigation system to reduce the overall maintenance cost of the project.

- I. The following shall be accomplished to the satisfaction of the Development Services Director, prior to issuance of building permits, unless otherwise specified:

**Planning Division:**

1. The Applicant/Representative and Property Owner shall execute this document by making a true copy and signing both this original Notice of Decision and the copy on the lines provided below, said execution indicating that the Applicant/Representative and Property Owner have each read, understood and agreed to the conditions contained herein, and will implement same. Upon execution, the true copy with original signatures shall be returned to the Development Services Department. Failure to return the signed true copy of this document within 30 Days of the effective date herein shall indicate the Applicant/Representative and Property Owner's desire that the project, and corresponding application for building/grading permits and/or business license, be held in abeyance without approval.

\_\_\_\_\_  
Signature of Applicant/Authorized Representative

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Property Owner/representative

\_\_\_\_\_  
Date



## DRC-11-16, Auto Repair Building Addition

2. Prior to, or in conjunction with the issuance of the first building permit, pay all applicable fees, including any unpaid balances of permit processing fees for deposit account DQ-1664.
3. A graffiti resistant treatment shall be specified for all wall and building surfaces, and noted on any building and wall plans. Additionally, the project shall conform to CVMC Section 9 20.055 regarding graffiti control. The applicant shall remove all graffiti on a regular basis. The Applicant shall place a note to this effect on the building permit plans.
4. All roof appurtenances, including air conditioners and other roof mounted equipment and/or projections, shall be shielded from view and the sound buffered from adjacent properties and streets as required by the Development Services Director. Such screening shall be architecturally integrated with the building design and constructed to the satisfaction of the Development Services Director.
5. The colors and materials specified on the building plans must be consistent with the colors and materials shown on the site plan and materials board available in the Planning Division and date stamped September 29, 2011.

### **Fire Department**

6. This project will require a fire flow of 1,500 gallons per minute for a 2-hour duration (at 20psi).
7. The Applicant shall provide a water flow letter from the applicable water agency having jurisdiction indicating that the fire flow is available to serve this project.
8. The Applicant shall provide a water supply analysis to the Chula Vista Fire Department for review and approval. The report shall include a node to node analysis using the Hazen-Williams formula. The analysis shall show that the required fire flow is available at the hydrants and that simultaneously, the sprinkler demand is available at the most demand sprinkler riser.
9. Fire Hydrants shall be located not greater than 300 feet apart for commercial properties.
10. The Applicant shall obtain and or maintain a Fire Department permit for a repair garage prior to occupancy.
11. The building(s) shall be addressed in accordance with the following criteria:
  - 0 – 50 feet from the building to the face of the curb = 6-inches in height with a 1-inch stroke
  - 51 – 150 feet from the building to the face of the curb = 10-inches in height with a 1 ½ -inch stroke



## DRC-11-16, Auto Repair Building Addition

- 151 feet from the building to the face of the curb = 16-inches in height with a 2-inch stroke
12. The Applicant shall provide one (1) serviced fire extinguisher, and show the location on the plan. Size and placement will be determined when building plans are submitted.

### **Land Development Division**

13. The following fees will be required based on the final Building Plans submitted:
- Sewer Capacity Fee
  - Traffic Signal Fee
  - Development Impact Fees per the Master Fee Schedule
14. The Applicant shall be required to obtain a construction permit from the Development Services Department to perform all work in the City's right-of-way, including:
- Removal and replacement of any broken curb, gutter or sidewalk as determined by the City Engineer prior to DRC approval.
  - Removal and replacement of any sidewalks, pedestrian ramps, and driveways that do not meet the City of Chula Vista's Design Standards and ADA requirements.
  - Any proposed improvements within the City Of Chula Vista Right of Way.
  - Street lights as determined by the City Engineer.
15. All utilities serving the proposed shall be underground pursuant to Chula Vista Municipal Code 15.32.
16. The Applicant shall complete the appropriate Storm Water forms per the City of Chula Vista's Development Storm Water Manual.
17. Prior to approval of the building permit, the Applicant shall apply for a Letter of Map Revision (LOMR) with FEMA. Applicant agrees that the LOMR application will require approval from the City of Chula Vista Public Works Engineering Advanced Planning Division. Applicant further agrees to deliver a copy of the FEMA approved LOMR prior to final release of the Certificate of Occupancy for the building permit.

### **Public Works Department**

18. Prior to the approval of the building permit, the Applicant shall provide details of the trash enclosure including providing a solid roof covering over the enclosure.
19. The Applicant shall develop and submit a "Recycling and Solid Waste Management Plan" to the Conservation Coordinator for review and approval as a





part of the permit process. The plan shall demonstrate those steps the applicant will take to comply with Municipal Code, including but not limited to Section 8.24, 8.25, and 19.58.340 and meet the State mandate to reduce or divert at least 50% of the waste generated by all residential, commercial and industrial developments. The applicant shall contract with the City's franchise hauler throughout the construction and occupancy phase of the project. The "Recycling and Solid Waste Management Plan" features should be identified on the building plans.

20. The Applicant shall submit the required performance deposit fee.

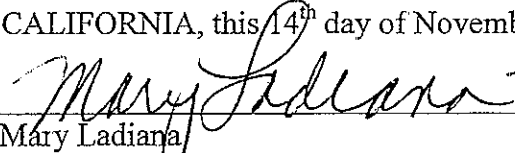
**II. The following on-going conditions shall apply to the Project as long as it relies upon this approval.**

1. The Applicant shall maintain the Project in accordance with the approved plans for DRC-11-16, date stamped on September 29, 2011, which includes a site plan and architectural elevations on file in the Planning Division, the conditions contained herein, and Title 19.
2. Approval of this request shall not waive compliance with all sections of Title 19 of the Municipal Code, and all other applicable City ordinances in effect at the time of building permit issuance.
3. This Design Review Permit shall become void and ineffective if not utilized within three (3) year from the effective date thereof, in accordance with Section 19.14.600 of the Municipal Code.
4. The Property Owner and Applicant shall and do agree to indemnify, protect, defend and hold harmless City, its City Council members, officers, employees and representatives, from and against any and all liabilities, losses, damages, demands, claims and costs, including court costs and attorney's fees (collectively, liabilities) incurred by the City arising, directly or indirectly, from (a) City's approval and issuance of this Design Review Permit and (b) City's approval or issuance of any other permit or action, whether discretionary or non-discretionary, in connection with the use contemplated on the Project Site. The Property Owner and Applicant shall acknowledge their agreement to this provision by executing a copy of this Design Review Permit where indicated below. The Property Owner's and Applicant's compliance with this provision shall be binding on any and all of the Property Owner's and Applicant's successors and assigns.



DRC-11-16, Auto Repair Building Addition

APPROVED BY ZONING ADMINISTRATOR OF THE CITY OF CHULA VISTA,  
CALIFORNIA, this 14<sup>th</sup> day of November 2011.

  
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Mary Ladiana  
Zoning Administrator

